



June 20, 2007

Current Resident
807B Tamarack Drive
West Carthage, NY 13619

Dear Current Resident:

On behalf of DC West Carthage Associates, owners of Sedgewick Pines, I am pleased to provide you the following information regarding the upcoming housing transition on December 1, 2007. On that date, the master lease between the US Army and DC West Carthage Associates will end, and Sedgewick Pines will transition to a market-rate rental community. We have been very pleased to be of service to our Army residents over the past 20 years, and look forward to continuing that relationship, serving the housing needs of the 10th Mountain Division personnel and their families.

We are hopeful that you will consider maintaining your residence with us after the Army lease ends, and invite you to consider our Market-Rate Lease Program. Attached you will find a summary of the Leasing Program for your review.

In the coming weeks, you will have the opportunity to secure your continued occupancy after December 1st by signing a lease with our company. It is important that you confirm your intentions by July 20, 2007, as after that date we cannot guarantee the availability of your current apartment home for beyond December 1, 2007.

Please contact our management office in West Carthage at 315-493-4026 and we will send you a Lease Application, plus a copy of our Market Rate Lease Agreement, Property Rules and Regulations, and Pet Policy for your review. As a courtesy, our normal \$25 application fee will be waived for all existing residents.

We are very appreciative of your tenancy, and look forward to being of continued service to you at Sedgewick Pines.

Sincerely,

Peter S. Dohr
Vice President – Property Management
As Agent for DC West Carthage Associates
PSD/pd (Encl)

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A DiMarco Group Company

**DC West Carthage Associates
Sedgewick Pines
Lease Terms And Conditions Summary**

Lease Term

Minimum one-year lease term, with 30-day Military termination clause.
Initial term will be December 1, 2007 through November 30, 2008.

Monthly Rental Rates (Effective December 1, 2007)

2 Bedroom Garden	\$884
3 Bedroom Garden	\$991
3 Bedroom Townhouse	\$1,050
4 Bedroom Townhouse	\$1,150

Security Deposit

Extended installment payments equal to one month's rent are available for qualified residents.

Monthly Rent Payments

Rent payments are due on the 1st of the month in advance, and can be made easily by check, automatic debit, credit card, or "military allotment" procedures. The first month's rent will be due December 1, 2007.

Utilities

Gas, electric, water and sewer are all separately metered for each unit, and payable by the resident directly to the utility providers.

Landlord Services

The Landlord takes care of all lawn mowing and common landscaping, as well as roadway and driveway plowing. Normal household refuse removal is also included in the rent.

Pets Welcome

As a courtesy to existing residents, well-behaved and maintained pets currently on site are welcome to remain (a separate Pet Agreement must be signed and followed. Additionally, a pet deposit of \$250 and monthly pet rent of \$10 will also apply for each approved pet.)